

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING COMMITTEE
MEETING MINUTES
Thursday, March 7, 2013
Business Meeting – 4:30 p.m.**

CALL TO ORDER

Committee Chair Starshak called the meeting of the Land Use Planning and Zoning Committee to order at 4:30 p.m. in the Green Lake County Government Center, County Board Room #0902, Green Lake, WI. The requirements of the open meeting law were certified as being met.

Present: Eugene Henke, Ben Moderow, Don Peters, Harley Reabe, Michael Starshak

Absent:

**Also Present: Al Shute, County Surveyor/Land Development Director
Carole DeCramer, Committee Secretary
Daniel Hurst, Corporation Counsel
Jack Meyers, County Board Chair (left 5:42 p.m.)**

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motion by Reabe/Henke, unanimously carried, to approve the agenda.

APPROVAL OF MINUTES

- a. Approve corrected wording for the 1/3/13 minutes regarding the discussion with Jason Valerius**

Motion by Henke/Moderow, unanimously carried, to approve the amended wording for the January 3, 2013 minutes, regarding the committee's discussion with Jason Valerius.

Motion by Peters/Reabe, unanimously carried, to approve the corrected February 7, 2013, minutes.

PUBLIC APPEARANCES - None

PUBLIC COMMENT

Before Committee Member Don Peters moved to the microphone to make a public comment, Corporation Counsel Daniel Hurst advised the committee to make a motion to temporarily unseat him to become part of the public.

Motion by Reabe/Moderow, unanimously carried, to temporarily unseat Don Peters.

Don Peters, W3972 Heritage Road, Markesan – Shared an article from *The Wisconsin Energies Co-op News (February, 2013)*. The article reported that a diverse team of acoustical consultants were unable to find a definitive answer in a December examination of low-frequency noise associated with Brown County wind farms. Neighbors have complained that the turbines cause various health issues. The consultants agreed that low-frequency noise is a serious issue which threatens further attention. The study has become an issue when deciding on the future of a

proposed wind farm in St. Croix County. Neighbors of existing wind farms continue to file affidavits documenting the health problems.

Motion by Reabe/Henke, unanimously carried, to reseal Peters.

CORRESPONDENCE - None

PURCHASES - None

CLAIMS

Claims totaling \$78.31 were submitted.

Motion by Henke/Peters, unanimously carried, to approve the claims in the amount of \$78.31 for payment.

APPROVAL OF DEPARTMENT ACTIVITY REPORTS

- a. Permits, public hearings, etc.
- b. Violations – land use and sanitation
- c. Committed and Restricted Funds

Shute – Discussed the various aspects of the reports. He also explained the committed and restricted funds for the Land Use Planning and Zoning Department.

Motion by Reabe/Henke, unanimously carried, to approve the activity and violation reports as presented.

DEPARTMENT/COMMITTEE ACTIVITY

a. Land Division Ordinance Amendments

The committee reviewed the proposed land division ordinance page by page, discussing in depth the proposed changes. Options for moving forward are either to hold a public workshop for the ordinance, or go to a public hearing for committee approval. The committee directed staff to prepare for a public hearing at the May committee meeting and to notify the towns in the event they would want to attend or submit comments.

Motion by Reabe/Moderow, unanimously carried, to move the proposed Land Division Ordinance for a public hearing in May.

b. A-2 General Agricultural Zoning District

Shute – Reminded everyone that the committee laid this over for 90 days in order to get the information to the Green Lake County Towns. The information regarding the proposed changes to the agricultural districts was sent on January 8th. No one responded, so a follow-up letters was sent on March 1st to remind the town to submit questions, concerns, etc., to the county. The Town of Green Lake Chair, Jim Fox, stopped in to say that he did not see any problems with the proposed changes. He planned on giving it to his supervisors to review. Town of Brooklyn Chair Mike Wuest called to say that he was satisfied with the proposed changes, as was Town Supervisor Harley Reabe. Town of St. Marie Clerk Celeste Blaskowski emailed and said that their town had no comment. In all, only three individuals provided any kind of feedback.

Motion by Reabe/Henke, unanimously carried, to suspend the rules to allow Dick Severson to speak.

Dick Severson, N3508 State Road 73, Markesan, Town of Marquette – Stated that he was in attendance with Town of Marquette Supervisor Dave Kohn and Phil Anastasi. The Town of Marquette did discuss the proposed ordinance at their last meeting. The committee is eliminating the A-3 district. This is a district that will not be combined with the A-2. When combining things, something is, typically, left out. Since Severson’s property is currently zoned A-3, he asked that the committee carefully consider these changes because he wants to make sure that everything that is included in A-3 now is included in the amended district.

Motion by Reabe/Henke, unanimously carried, to reinstate the rules.

Shute – The options for proceeding with the proposed amendment include a public workshop at the April and May meetings and then having a public hearing for it in June. Moderow stated that public comment is important and that a public workshop should precede a public hearing. The committee directed Shute to move forward with scheduling a workshop in April. The ”cottage industry” discussion will be held over for a future meeting.

c. Exempt Employee Flex Time Sub-Policy

Shute – Presented and explained the exempt employee flex time sub-policies included in their packets. The Committee was provided 2 flex time sub-policy options. Option #1 was the sub-policy approved by the Personnel Committee for departments other than Land Use Planning and Zoning. Option #2 is sub-policy language developed by Shute as department head for the Land Use Planning and Zoning Department. Shute explained to the Committee the Administrative Policy Manual procedure for developing this sub-policy. That is “The Department Head will work with the governing committee to develop guidelines which govern flex time for exempt management personnel, including the Department Head, to the extent flex time is authorized by the governing committee.” Option #2 meets this requirement and contains language that best reflects conditions of this department.

Committee discussion related to hours of work, chain of command, “normal hours”, notification of absence from department, and others.

Shute – After much discussion, Shute stated to the Committee, “whichever option is approved would not impact the way I function and perform my day-to-day duties and responsibilities”. However, Option #2 is created for the Land Use Planning and Zoning Department in accordance with the Administrative Policy Manual.

Motion by Henke/Peters, unanimously carried on roll call (5-eyes, 0-nays), to approve Exempt Employee Flex Time Sub-policy Option #2 as presented by the County Surveyor / Land Development Director.

The approved sub-policy executed by signature of the Land Use Planning and Zoning Committee Chair Mike Starshak.

d. Position Descriptions

The committee reviewed the department’s positions descriptions. Starshak suggested that Shute add travel for field duties and responsibilities to his position description.

FUTURE AGENDA ITEMS

a. Future Activities

1. Discuss monetary aspect of violations
2. Preliminary discussion on setbacks
3. Discuss the issue with non-conforming structures in the shoreland area
4. Workshop on the agriculture districts

NEXT MEETING DATE

April 4, 2013

Business Meeting - 4:30 p.m.

Public Hearing - 6:00 p.m.

ADJOURN

On a motion by Reabe/Henke, unanimously carried, the committee adjourned.

Time: 6:26 p.m.

RECORDED BY

Carole DeCramer

Committee Secretary

APPROVED ON:

April 4, 2013